047.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,900 / 984,900
					USE VALUE:	984,900 / 984,900
					ASSESSED:	984,900 / 984,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	-66	HAMLET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCKLEY BERYL A/TRUSTEE
Owner 2:	BUCKLEY/HAMLET TRUST
Owner 3:	
Street 1:	64 HAMLET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY DAVID T & BERYL A -
Owner 2:	-
Street 1:	64 HAMLET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,694 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2617 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6694.000	483,100	5,100	496,700	984,900
Total Card	0.154	483,100	5,100	496,700	984,900
Total Parcel	0.154	483,100	5,100	496,700	984,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.38 | /Parcel: 376.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33699
GIS Ref
GIS Ref
Insp Date 11/27/18

!4022!

PREVIOUS ASSESSMENT

Parcel ID 047.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	483,100	5100	6,694.	496,700	984,900	984,900	Year End Roll	12/18/2019
2019	104	FV	372,800	5100	6,694.	527,700	905,600	905,600	Year End Roll	1/3/2019
2018	104	FV	372,800	5100	6,694.	384,900	762,800	762,800	Year End Roll	12/20/2017
2017	104	FV	349,200	5100	6,694.	335,200	689,500	689,500	Year End Roll	1/3/2017
2016	104	FV	349,200	5100	6,694.	285,600	639,900	639,900	Year End	1/4/2016
2015	104	FV	310,400	5100	6,694.	279,400	594,900	594,900	Year End Roll	12/11/2014
2014	104	FV	308,500	5100	6,694.	229,700	543,300	543,300	Year End Roll	12/16/2013
2013	104	FV	321,400	5100	6,694.	218,500	545,000	545,000		12/13/2012

PRINT

Date	Time
12/10/20	19:07:04

LAST REV

Date	Time
04/25/19	15:08:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4022

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY DAVID T	41877-107		1/28/2004	Family	1	No	No		
	11311-738		4/17/1967			No	No		N

USER DEFINED

Prior Id # 1:	33699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2014	298	Redo Bat	12,000					
6/23/2009	514	Redo Bat	4,000					
6/25/2003	509	Manual	5,000					REBUILD 1ST FLOOR
6/4/1993	242	Manual	3,000					REBUILD WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
6/12/2014	Info Fm Prmt	PC	PHIL C
4/17/2009	Info At Door	372	PATRIOT
2/29/2000	Measured	270	PATRIOT
8/18/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6694		Sq. Ft.	Site		0	80.	0.93	1									496,657						496,700	

Total AC/HA: 0.15367 | Total SF/SM: 6694 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 496,657 | Spl Credit | Total: 496,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06485581
Const Adj.:	0.98980200
Adj $ / SQ:	179.179
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656338
Depreciation:	173273
Depreciated Total:	483064

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	1	HB	

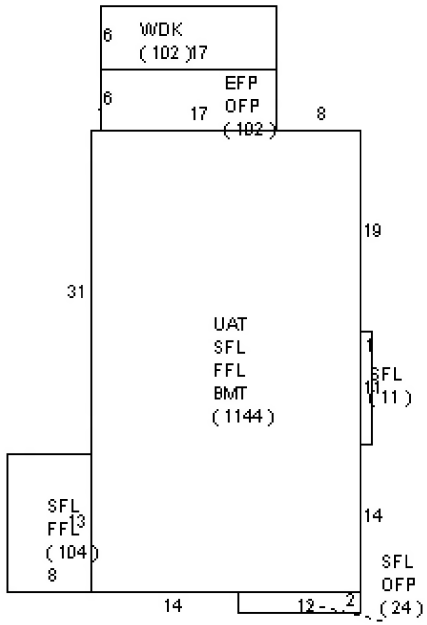
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,283	179.180	229,887
FFL	First Floor	1,248	179.180	223,616
BMT	Basement	1,144	53.750	61,494
UAT	Upper Attic	286	87.800	25,110
OFP	Open Porch	126	29.290	3,691
EFP	Enclos Porch	102	53.370	5,443
WDK	Deck	102	15.640	1,596

Net Sketched Area:	4,291	Total:	550,837
Size Ad	2531	Gross Are	5149	FinArea	2617
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.18
Special Features:	0	Val/Su Net:	112.58
Final Total:	483100	Val/Su SzAd	190.87

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100